

The Yuma County Board of Adjustment met in a regular session on December 20, 2022. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

**CALL TO ORDER:** At 1:00 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board Members present: Tim Eisenmann, Eric Saltzer, Rosalie Lines, and Joe Harper. Board Member Neil Tucker was absent. Others present: Planning Director Maggie Castro, AICP; Associate Planner Jose Guzman; and PZ Commission Admin Specialist Amber Kelly.

**PLEDGE OF ALLEGIANCE:** Chairman Saltzer led the Pledge of Allegiance.

**ITEM No. 3:** Approval of the Board of Adjustment regular meeting minutes of October 18, 2022.

MOTION (Eisenmann/Harper): Approve as presented.

ROLL CALL VOTE: Eisenmann – AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.  
The motion carried 4-0.

**ITEM No. 4: Variance Case No. 22-10: Gary and Diana Newby request a variance from the development standards of Martinez Lake Resort Unit No. 1 Planned Development to allow a building height of 36 feet on a parcel 1,579 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-145, located at 10408 East Cattail Way, Yuma, Arizona.**

Associate Planner Jose Guzman presented the staff report recommending approval of Variance Case No. 22-10 based on:

1. Staff finds there are peculiar conditions applicable to the subject property.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.

**If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:**

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Board Member Lines inquired about the peculiar conditions that were applicable to the property.

Associate Planner Jose Guzman stated the lot size was 1,579 square foot.

Chairman Saltzer opened the public hearing.

There being no one to come forward, Chairman Saltzer closed the public hearing.

Board Member Eisenmann asked what the reason for the variance request was.

Planning Director Maggie Castro, AICP, explained the maximum height in Martinez Lake Planned Development is 32 feet. The requested height of 36 feet will accommodate parking on the ground level and two additional floors of habitable space. She stated there have been numerous variances that have been approved for a building height of 36 feet in the Martinez Lake Planned Development. She explained the list of the approved variance requests was in the staff report.

Board Member Eisenmann inquired about the individual height of each approved request.

Planning Director Maggie Castro, AICP, stated 36 feet was the approved height.

MOTION (HARPER/LINES): Approve Variance Case No. 22-10 to include the recommends by County staff.

ROLL CALL VOTE: Eisenmann – AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.  
The motion carried 4-0.

**ITEM No. 5: Variance Case No. 22-13: Mark A. Charlton requests a variance from the Yuma County Zoning Ordinance, Section 401.01(A)—Manufactured Home Placement Permits, to allow the placement of a 1964 mobile home on a parcel 1.3 gross acres in size zoned Suburban Ranch-1 acre minimum (SR-1), Assessor's Parcel Number 706-12-001, located at 22710 Gila Vista Street, Wellton, Arizona.**

Associate Planner Jose Guzman presented the staff report recommending approval of Variance Case No. 22-10 based on:

1. Staff finds granting this request does not appear to have an adverse effect on public health, safety, and welfare.
2. Staff finds granting this variance does not appear to confer a special privilege not enjoyed by others in the zoning district.
3. Staff finds granting this variance will not have a negative impact on the neighborhood.

**If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:**

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.

2. The applicant/owner shall obtain a mobile home rehabilitation permit and certificate from the Arizona Department of Housing, Manufactured Housing Division.
3. All required permits must be issued and finalized according to adopted building and fire code requirements, including rehabilitation and installation permits for the mobile home.

Board Member Lines inquired about the year of the mobile home.

Associate Planner Jose Guzman stated it was a 1964 mobile home.

Planning Director Maggie Castro, AICP, explained the intent is to install a 1964 mobile home. She stated the Zoning Ordinance currently restricts placement of mobile homes that were built prior to June 15, 1976. She explained if the request is approved the applicant would have to rehab mobile home to meet all code requirements.

Board Member Eisenmann inquired where the property was located.

Planning Director Maggie Castro, AICP, explained the location of the property.

Chairman Saltzer opened the public hearing.

Mark Charlton, 22710 Gila Vista Street, Wellton, Arizona, stated he has been in the mobile home business for a long time. He explained how he was going to rehabilitate the mobile home.

Board Member Eisenmann inquired if he was the owner of the mobile home and how long had he owned the mobile home.

Mr. Charlton stated he was the owner of the mobile home for three months. He stated he rehabilitates mobile homes as a business.

Board Member Harper inquired if he was aware of all of the conditions requested by staff.

Mr. Charlton stated he was aware and staff explained it very well to him.

There being no one else to come forward, Chairman Saltzer closed the public hearing.

MOTION (LINES/HARPER): Approve Variance Case No. 22-13 to include the conditions recommended by staff.

ROLL CALL VOTE: Eisenmann – AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.



The motion carried 4-0.

**ITEM No. 6: Review and approval of the 2023 Board of Adjustment Regular Meeting Schedule.**

Board of Adjustment members reviewed the schedule.

MOTION (HARPER/LINES): Approve the 2023 Board of Adjustment Regular Meeting Schedule as presented by staff.

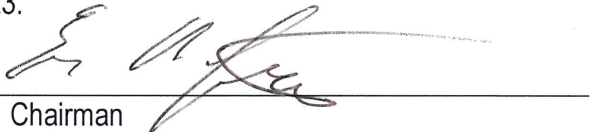
ROLL CALL VOTE: Eisenmann – AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.

The motion carried 4-0.

**ITEM No. 7: Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:17 p.m.

Approved and accepted on this 17<sup>th</sup> day of January 2023.

  
Chairman

ATTEST:



Maggie Castro, AICP, Planning Director